

The Community Reinvestment Agency of Farr West City held a meeting on November 21, 2024, at 5:00 p.m. at the City Hall. Council members present were Mayor Ken Phippen, Boyd Ferrin, Bob Blind, David Jay, Katie Williams and Tim Shupe.

Doug Larsen, Cody Cardon, Liam Keogh and Andrea Zweifel were also present.

Call to Order – Mayor Ken Phippen

Mayor Phippen called the meeting order.

#1 - Business Items

- a. Consider approval of minutes dated October 17, 2024

KATIE WILLIAMS MOTIONED TO APPROVE THE MINUTES DATED OCTOBER 17, 2024. TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- b. Consideration of Woodsonia Farr West Landing Incentives

Doug Larsen presented the proposed incentives for Woodsonia Farr West Landing. David Jay asked if there is a way the incentive can be re-visited in the future to be adjustable. Mr. Larsen stated yes it can. Tim Shupe asked if it can be incremented from the beginning because Farr West City has no idea at this time how much it is going to cost to maintain the development. Boyd Ferrin stated it would be easy to give up property tax for 25 years because it isn't a significant amount, but the sales tax would be different. Mayor Phippen stated this body can decide on a percent and term different than the developer has proposed. Mr. Larsen stated that from a standpoint of public policy, 25 years is a long term. Mr. Larsen explained that once the council agrees on a rate and term, visits with the proposed taxing entities will need to occur. Boyd Ferrin stated he feels their decision should be based on infrastructure. Katie Williams asked about excluding parking and only covering the public infrastructure. Mr. Larsen stated some of the larger taxing entities will require only covering that public infrastructure. Mr. Larsen stated \$15 million is the road project. Mr. Larsen encouraged the council to put themselves in the public's mindset and decide what makes sense to them. Mr. Larsen stated that any agreement for more than 10 years should be well defined with benchmarks. Cody Cardon stated he does not like the sales tax portion of this incentive at all and most entities are not doing that anymore. Cody also addressed the term. Boyd Ferrin stated Weber Fire District will go a maximum of 50% for 15 years. Cody Cardon pointed out that tax changes can impact the city's contribution if there isn't a cap put in place. Mr. Larsen stated he will get with the developer about the breakdown on the \$35 million and suggested scheduling another meeting for the council to develop a guiding principle. Mr. Larsen let the council know that Weber County has spoken to the developer

separately about the horseshoe pond and that they have made it clear they will not participate with a sales tax incentive.

#6 – Adjournment

**AT 6:13 P.M., KATIE WILLIAMS MOTIONED TO ADJOURN THE MEETING.
BOYD FERRIN SECONDED THE MOTION. ALL VOTING AYE.**

Andrea Zweifel, Clerk

Ken Phippen, Mayor

Date Approved: _____